

# Contents

---

## **LIST OF TABLES AND FIGURES II**

<b>DEMOGRAPHICS</b>	<b>1</b>
POPULATION TRENDS AND FORECASTS	1
EMPLOYMENT	5
RESIDENTIAL PROPERTY SALES	6
WICHITA ANNEXATIONS	9
<b>SUBDIVISION ACTIVITY</b>	<b>11</b>
PLATTING AND LOT SPLITS	11
<b>BUILDABLE VACANT LOT ACTIVITY</b>	<b>21</b>
INTRODUCTION	21
BUILDING LOT INVENTORY	21
<b>BUILDING ACTIVITY</b>	<b>29</b>
RESIDENTIAL BUILDING PERMITS	29
COMMERCIAL BUILDING PERMITS	37

---

<b>Table 1.</b>	Sedgwick County Population Forecast	2
<b>Table 2.</b>	Sedgwick County Area Population Projections	4
<b>Table 3.</b>	Employment (Wichita MSA) Nonfarm Wage and Salary Employment (Establishment Data)	5
<b>Table 4.</b>	Unemployment Rates	6
<b>Table 5A.</b>	2003 Sedgwick County Area Residential Sales	7
<b>Table 5B.</b>	1998-2002 Sedgwick County Area Average Residential Sales	7
<b>Table 6.</b>	Annexations	9
<b>Table 7.</b>	Residential Platting and Lot Split Activity by Statistical Development Area	14
<b>Table 8.</b>	Commercial/Office and Industrial Platting and Lot Split Activity by Statistical Development Area	15
<b>Table 9.</b>	Residential Platting and Lot Split Activity by School District	17
<b>Table 10.</b>	Residential Platting and Lot Split Activity by Comprehensive Plan Growth Area	20
<b>Table 11.</b>	Residential Building Lots Added by Statistical Development Area	24
<b>Table 12.</b>	Residential Building Permits Issued by Statistical Development Area	24
<b>Table 13.</b>	Residential Buildable Lots Available by Statistical Development Area	24
<b>Table 14.</b>	2003 Single-Family Residential Buildable Lot Supply by Statistical Development Area	25
<b>Table 15.</b>	2003 Vacant Single-Family Residential Lot Activity in the Wichita Urbanized Area by Statistical Development Area	26
<b>Table 16.</b>	2003 Residential Building Permit Activity by Comprehensive Plan Growth Area	31
<b>Table 17.</b>	2003 Net Residential Units Added in Unincorporated Areas by Comprehensive Plan Growth Area	32
<b>Table 18.</b>	Wichita New Residential Building Permits by Type	33

---

<b>Table 19.</b>	2003 Residential Unit Totals by Statistical Development Area	34
<b>Table 20.</b>	2003 Sedgwick Co. & Andover Residential Addition - Remodel Totals by Statistical Development Area	35
<b>Table 21.</b>	2003 Net Residential Units Added and Full-Time Enrollment Changes (For School Districts Serving Sedgwick County)	36
<b>Table 22.</b>	2003 Commercial Projects by Statistical Development Area	39
<b>Table 23.</b>	The 20 Largest Building Projects of 2003	40
<b>Table 24.</b>	2003 Wichita Commercial: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area	42
<b>Table 25.</b>	2003 Wichita Office: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area	42
<b>Table 26.</b>	2003 Wichita Industrial/Warehouse: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area	42
<b>Table 27.</b>	2003 Wichita Institutional: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area	42
<b>Table 28.</b>	2003 Commercial Projects by School District	43
<b>Table 29.</b>	2003 Commercial Projects by Comprehensive Plan Growth Area	43

---

<b>Figure 1.</b>	Projected Sedgwick County Growth Areas and Estimated Population Changes by 2030	3
<b>Figure 2.</b>	Population Change in Wichita and Sedgwick County	4
<b>Figure 3.</b>	Number of Homes Sold In Sedgwick County	6
<b>Figure 4.</b>	Statistical Reporting Areas (Wichita Area Association of Realtors)	8
<b>Figure 5.</b>	School Districts Serving Sedgwick County	10
<b>Figure 6.</b>	2003 Sedgwick County Residential Platting and Lot Split Activity	12
<b>Figure 7.</b>	2003 Sedgwick County Commercial/Office and Industrial Platting and Lot Split Activity	13
<b>Figure 8.</b>	Residential Platting and Lot Splits	15

---

<b>Figure 9.</b>	Commercial/Office and Industrial Platting and Lot Splits	16
<b>Figure 10.</b>	Sedgwick County Development Guide	18
<b>Figure 11.</b>	Residential Platting and Lot Splits by Comprehensive Plan Growth Area	20
<b>Figure 12.</b>	Active Residential Buildable Vacant Lot Activity Areas	23
<b>Figure 13.</b>	Wichita Urbanized Area Buildable Lots	22 & 24
<b>Figure 14.</b>	Total Single-Family Vacant Buildable Lots in the Wichita Urbanized Area	25
<b>Figure 15.</b>	2003 Net Residential Unit Change	30
<b>Figure 16.</b>	Sedgwick County Five-Year Plus Year 2003 Net Residential Units	31
<b>Figure 17.</b>	City of Wichita - New Residential Units 1997-2003	33
<b>Figure 18.</b>	2003 Commercial/Industrial Total Permit Valuations	38
<b>Figure 19.</b>	Sedgwick County Five-Year Plus Year 2003 Total Commercial Valuations	39